WARRANTY DEED

Karen Johnson Davidson County
Batch# 489414 **DEEDWARR**
10/05/2020 11:50:24 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20201005-0114886

Y-SB-VRES-20-2128B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Sisken and Caitlin Sisken	**NEW OWNER**	
(NAME)	(NAME)	
2128 B 14th Avenue North		**081-03-3N-002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORGE LEON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW SISKEN AND CAITLIN SISKEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of 2128 14th Avenue Commons, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 2128 14th Avenue Commons, a Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20190822-0084525, in the Register's Of\u64257?ce, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Martha C. Johnson and Zebedee Johnson by virtue of the certain Warranty Deed dated November 24, 1998 and being of record at Book 11225, Page 837, in the Register' s Office of Davidson County, Tennessee. Martha C. Johnson died intestate on November 15, 2016 leaving Zebedee Johnson and Norman Johnson as her two living children. Her son Nathan Campbell predeceased her intestate on March 19, 2010 leaving three children Veda Campbell, Nathan Pierce and Marinda Johnson per affidavits of heirship of record at Instrument Nos.20190821-0084143, 20190821-0084144, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jorge Leon by Warranty deed from Zebedde Johnson, Norman Johnson, Veda Campbell, Nathan Pierce, Marinda Johnson of record in Instrument No. 20190822-0084524 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 22, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20190822-0084525, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190822-0084525, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2128 B 14th Avenue North, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 18th DAY OF SEPTEMBER, 2020.

Jorge Leon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JORGE LEON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2020.

Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024